



Order under Section 69 Residential Tenancies Act, 2006

Citation: Marwari v Ahuja, 2026 ONLTB 42795

Date: 2026-06-01

File Number: LTB-L-092381-25

In the matter of: Upper Unit, 30 FREEDOM OAKS TRAIL
BRAMPTON ON L6P3V1

Between: Anil Marwari Landlord
Sarita Marwari

And

Gagan Ahuja Tenant

Anil Marwari and Sarita Marwari (the 'Landlord') applied for an order to terminate the tenancy and evict Gagan Ahuja (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 21, 2026.

Only the Landlord and the Landlord's representative, Jorge Andres Steinmetz, attended the hearing.

As of 9:48 AM, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. At the hearing the Landlord withdrew their applications for termination of the tenancy based on a N5 notice of termination and N8 notice of termination.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The Tenant vacated the rental unit on March 31, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
5. The lawful rent is \$2,593.00. It was due on the 15th day of each month.
6. The Tenant has not made any payments since the application was filed.
7. There is no last month's rent deposit.
8. The rent arrears owing to March 31, 2026, are \$19,613.50.
9. The Tenant failed to pay heat, electricity and/or water costs that they were required to pay under the terms of the tenancy agreement.
10. The Landlord has incurred or will incur reasonable out-of-pocket expenses of \$2,807.65 as a result of the Tenant's failure to pay heat, electricity and/or water costs. The Tenant was obligated to pay 65% of the utilities as per the lease agreement, and these utilities relate to the Tenant's share up to March 2026.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$19,613.50. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall pay to the Landlord \$2,807.65, which represents the reasonable out-of-pocket expenses the Landlord has incurred or will incur as a result of the unpaid utility costs.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. The total amount the Tenant must pay the Landlord is \$22,607.15.

6. If the Tenant does not pay the Landlord the full amount owing on or before June 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 13, 2026, at 4.00% annually on the balance outstanding.

June 1, 2026
Date Issued

Jeanie Theoharis
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$19,613.50
Amount owing for utilities	\$2,807.65
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$22,607.15